

1 Joel E. Tasca  
 Nevada Bar No. 14124  
 2 Madeleine Coles  
 Nevada Bar No. 16216  
 3 BALLARD SPAHR LLP  
 1980 Festival Plaza Drive, Suite 900  
 4 Las Vegas, Nevada 89135  
 Telephone: (702) 471-7000  
 5 Facsimile: (702) 471-7070  
 tasca@ballardspahr.com  
 6 colesm@ballardspahr.com  
 7 *Attorneys for Defendants Specialized Loan*  
*Servicing, LLC, Mortgage Electronic*  
 8 *Registration Systems, Inc. & Federal National*  
*Mortgage Association d/b/a Fannie Mae*

9  
 10 **UNITED STATES DISTRICT COURT**  
 11 **DISTRICT OF NEVADA**

12 BLAINE YAMAMOTO, an individual

13 Plaintiff,

14 v.

15 HOMEOWNERS FINANCIAL GROUP USA,  
 LLC an Arizona limited liability company;  
 16 JULINE CHUTUK, an individual; BRIAN  
 ESPOSITO, an individual; GEICO  
 17 INSURANCE AGENCY, LLC, a foreign  
 limited liability company; SPECIALIZED  
 18 LOAN SERVICING, LLC, a foreign limited  
 liability company; MORTGAGE  
 19 ELECTRONIC REGISTRATION SYSTEMS,  
 INC., a Delaware corporation; FEDERAL  
 20 NATIONAL MORTGAGE ASSOCIATION  
 d/b/a FANNIE MAE, a corporation chartered  
 21 by the U.S. Congress; DOES 1-10, inclusive;  
 ROE ENTITIES 1-10, inclusive,

22 Defendants.

CASE NO. 2:23-cv-01142-APG-BNW

**STIPULATION AND PROPOSED  
 ORDER EXTENDING TIME FOR  
 DEFENDANT JULINE CHUTUK  
 TO RESPOND TO COMPLAINT**

**(Sixth Request)**

23 Following the automatic lift of the stay in this case, the current deadline for  
 24 Defendant Juline Chutuk ("Chutuk") to respond to the Complaint filed by Plaintiff  
 25 Blaine Yamamoto ("Plaintiff") Complaint is March 1, 2024.

26 As the Parties continue to work toward the early resolution of this case, counsel  
 27 for Chutuk and counsel for Plaintiff hereby stipulate and agree that Chutuk shall have  
 28 up to and including March 22, 2024, to answer or otherwise respond to Plaintiff's

BALLARD SPAHR LLP  
 1980 FESTIVAL PLAZA DRIVE, SUITE 900  
 LAS VEGAS, NEVADA 89135  
 (702) 471-7000 FAX (702) 471-7070

Complaint. Further, a decision by this Court regarding removal remains pending. [See ECF No. 24]. A further extension will ensure that, if the parties do not reach a settlement, any response to the complaint is filed in the correct action.

This is the sixth request to this Court for such an extension, and it is made in good faith and not for purposes of delay.

DATED this 29<sup>th</sup> day of February, 2024.

BALLARD SPAHR LLP

ARMAND LAW GROUP

By: /s/ Madeleine Coles

By: /s/ Armand Fried

Joel E. Tasca

Armand Fried

Nevada Bar No. 14124

Nevada Bar No. 10590

Madeleine Coles

8668 Spring Mountain Road, #110

Nevada Bar No. 16216

Las Vegas, Nevada 89117

1980 Festival Plaza Drive, Suite 900

(702) 781-1999

Las Vegas, Nevada 89135

armandfried@msn.com

*Attorneys for Defendants Specialized Loan  
Servicing, LLC, Mortgage Electronic  
Registration Systems, Inc. & Federal National  
Mortgage Association d/b/a Fannie Mae*

*Attorneys for Plaintiff*

PRHLAW LLC

By: /s/ Charles H. McCrea

Charles H. McCrea

Nevada Bar No. 104

Paul R. Hejmanowski

Nevada Bar No. 94

520 South Fourth Street, Suite 360

Las Vegas, Nevada 89101

*Attorneys for Defendant Homeowners  
Financial Group USA, LLC, Juline Chutuk,  
and Brian Esposito*

**ORDER : No further continuances will  
be granted absent extenuating  
circumstances.**

**IT IS SO ORDERED:**



UNITED STATES MAGISTRATE JUDGE

DATED: 3/1/2024